

City Council Introduction: **Monday**, October 9, 2000
Public Hearing: **Monday**, October 16, 2000, at **1:30** p.m.

Bill No. 00R-286

FACTSHEET

TITLE: **WAIVER OF DESIGN STANDARDS NO. 00007**, requested by Gentle Shepherd Baptist Church, to waive the parking lot surfacing requirements on property generally located at S.W. 16th Street and West Burnham Street (1601 W. Burnham Street).

SPONSOR: Planning Department

BOARD/COMMITTEE: N/A

STAFF RECOMMENDATION: Approval.

FINDINGS OF FACT:

1. The Planning staff recommendation to approve this waiver request is based upon the "Analysis" as set forth on p.3.
2. This waiver does not require hearing and action by the Planning Commission.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: October 2, 2000

REVIEWED BY: _____

DATE: October 2, 2000

REFERENCE NUMBER: FS\CC\FSW00007

W444U

DATE: October 3, 2000

GENERAL INFORMATION:

ENVIRONMENTAL CONCERNS: The Zoning Ordinance states that alternate materials or techniques shall be utilized which provide reasonable control of dust, runoff, and safe circulation.

ANALYSIS:

1. Section 27.67.100(c) of the Zoning Ordinance states that upon application to the City Council, the owner of a parking lot may be relieved of the surfacing requirements if the council finds that:
 - (1)(i) The parking lot is to be used in conjunction with a non-profit, religious, educational, or philanthropic institution; ...
 - (2) Alternate materials or techniques shall be utilized which provide reasonable control of dust, runoff, and safe circulation; and
 - (3)(i) The location of the parking lot is a sufficient distance from surrounding uses that it will not adversely affect the surrounding uses; or
(ii) The frequency of use of the parking lot is so low that compliance with the surfacing requirement of this section would cause undue economic hardship upon the owner as compared with minimal impact upon surrounding land uses.
2. The parking lot is to be used in conjunction with the church and related activities.
3. The applicant states that alternate material or techniques will be utilized to provide reasonable control of dust, runoff and safe circulation.
4. The maximum parking would be expected to occur on Sunday for services. Frequency of use is expected to be very low.
5. The distance from, and uses of, the surrounding area are such that a waiver of paving should not adversely effect surrounding property.
6. The Zoning Ordinance further states that notwithstanding that a waiver is granted, if it is later found that dust or noise, created by the use of a parking lot exceeds the maximum levels set forth in Title 8 of the Lincoln Municipal Code, then such waiver may, after notice and hearing by the City Council, be revoked. Thereafter, the use of such parking lot shall cease unless surfaced in accordance with the adopted design standards.
7. The County Engineer notes no objections to the submittal.

STAFF RECOMMENDATION:

Approval of the waiver of surfacing for the parking lot

Prepared by:

Mike DeKalb AICP
Planner